

*6 Orchard Close
Cuffley
Herts
EN6 4QD*

F.A.O. Mrs J. Pagdin
The Planning Department
Welwyn Hatfield Borough Council Offices
The Campus
Welwyn Garden City
Hertfordshire
AL8 6AE

31 March, 2016

Dear Mrs Pagdin,

Proposed Development at: 7 Orchard Close, Cuffley, Potters Bar EN6 4QD
Application Reference: 6/2016/0233/FULL

Further to our telephone conversation with your office on 29 March, 2016, following our return from holiday, we now hasten to enclose our response to your letter dated 2 March, 2016 in respect of the proposed development next door to our own property.

We wish to object to the proposed development as there is an inconsistency between drawing numbers 1118 131 and 1118 132 as submitted by the applicant regarding the position of the proposed building in relation to the site. It is therefore impossible to ascertain exactly where the proposed new 4 bedroomed property will be sited in relation to our own house.

We are particularly concerned that drawing number 1118 131 shows that the proposed building will be set much further forward than the existing building line as currently delineated by the immediately adjoining properties.

If drawing number 1118 131 accurately reflects what is proposed, then the new house will be set much further forward and will have the effect of closing us into the corner of the Close.

From the Existing Block Plan on drawing 1118 131 it is not obvious that the forward most area to the right (when viewed from the front) is solely a low level garage built on a drive which slopes reasonably steeply down to the road at a much lower level. The existing house is positioned at a higher level and further back from the garage and the road. Consequently, the garage does not even cover half the height of the downstairs of the existing 2 storey house which it abuts. The house is sited, across the plot towards our property, forming the L shape as shown on drawing 1118 131. This currently gives an open aspect to the front of our property, whereas the proposed new building as shown by the Proposed Site Plan on drawing 1118 131 will all be 2 storey and will extend to fully cover the site of the current garage, thus having a substantial narrowing effect.

If, on the other hand, the siting of the new house as shown by drawing 1118 132 is what is intended (i.e. the footprint of the proposed development is virtually the same as that of the existing house excluding the current garage) then we have no objection in this respect.

We attach for your convenience annotated copies of drawings 1118 131 and 1118 132 from which you will clearly see, in particular, that in the former drawing the back of the proposed building is set forward from our own, giving a larger back garden, whereas in the latter drawing it is virtually in line with the back of our own property.

We are also concerned about the proximity of the new flank wall to the boundary with our property.

We would therefore request that the developers are reminded of their statutory obligations under the Party Wall etc. Act 1996, in particular, with regard to any likely detrimental effect that the proposed development will have on the foundations of our own property at number 6 Orchard Close.

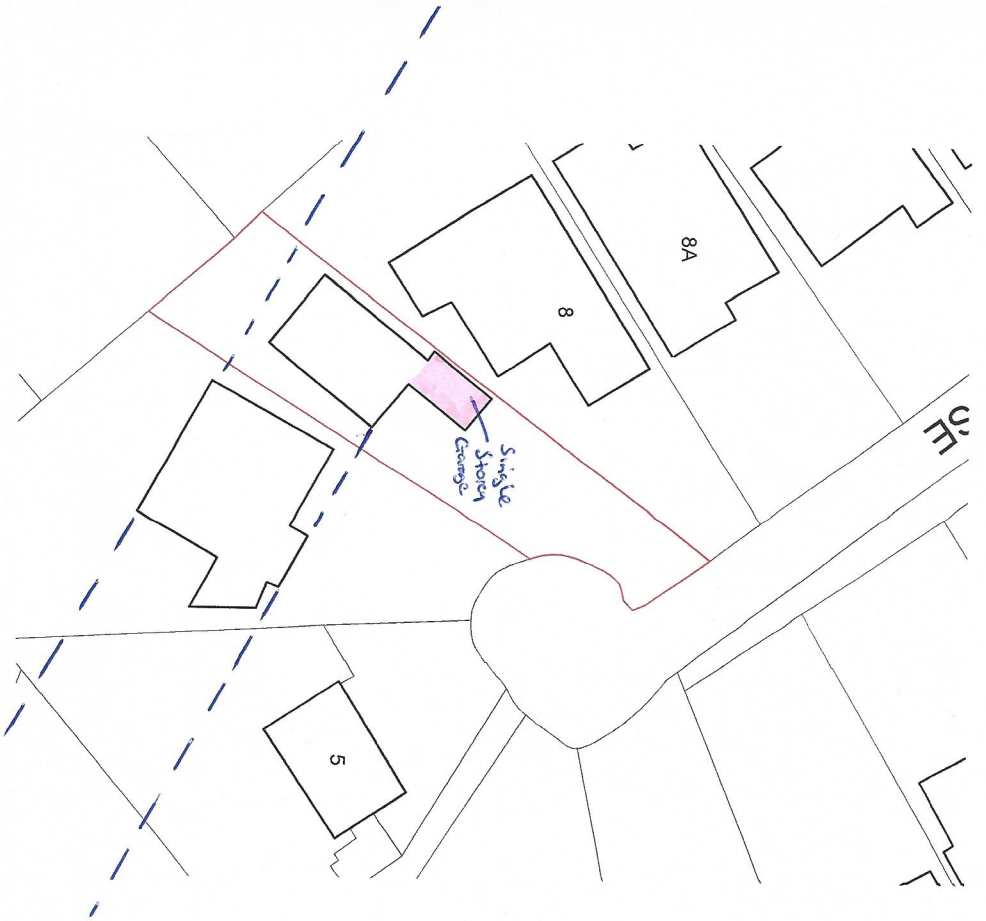
We would also stress the need to ensure that all due care is undertaken when excavating for the footings for the new flank wall, so as to ensure that the existing boundary wall between our properties is adequately supported during the course of the planned constructions works.

Please also make the developers aware of their obligations to make good any damage caused to the boundary wall between our properties, our own property or to the fabric of the private shared roadway which may be caused as a result of the planned development.

Yours sincerely

Mr & Mrs R.J. Crawley

--- Indicates current building line not maintained but moved forward substantially (↑).



1 Existing Block Plan
1:500



1 Proposed Block Plan
1:500

dpd
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Client	M. J Ricotta
Site address	7 Orchard Close Cultery Potters Bar, EN8 8QD
Project Description	Erection of a new two storey dwelling
Drawing Title	Block Plan
Drawn by	JR
Checked by	DP
Issued for	Planning Approval
Scale	1:500@A4
Drawing No.	1118 131
Date	February 2016
Revisions	

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